135.0	0001	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,153,700 / 1,153,700
					USE VALUE:	1,153,700 / 1,153,700
					ASSESSED:	1,153,700 / 1,153,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENNEY JANICE M & BRUCE D/ TRS
Owner 2:	JANICE M PENNEY REVOCABLE TRUS
Owner 3:	
Street 1:	18 BELLEVUE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PENNEY BRUCE & JANICE -
Owner 2:	-
Street 1:	18 BELLEVUE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2000, having primarily Clapboard Exterior and 2652 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7669.000	633,600		520,100	1,153,700
Total Card	0.176	633,600		520,100	1,153,700
Total Parcel	0.176	633,600		520,100	1,153,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.03 | /Parcel: 435.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86828

GIS Ref

GIS Ref

Insp Date 07/12/18

!10504!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	633,600	0	7,669.	520,100	1,153,700		Year end	12/23/2021
2021	101	FV	614,600	0	7,669.	520,100	1,134,700		Year End Roll	12/10/2020
2020	101	FV	614,600	0	7,669.	520,100	1,134,700	1,134,700	Year End Roll	12/18/2019
2019	101	FV	473,900	0	7,669.	487,600	961,500	961,500	Year End Roll	1/3/2019
2018	101	FV	453,800	0	7,669.	403,000	856,800	856,800	Year End Roll	12/20/2017
2017	101	FV	453,800	0	7,669.	370,500	824,300	824,300	Year End Roll	1/3/2017
2016	101	FV	453,800	0	7,669.	338,000	791,800	791,800	Year End	1/4/2016
2015	101	FV	443,600	0	7,669.	331,500	775,100	775,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:49:12

LAST REV

Date	Time
01/06/21	15:11:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10504

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENNEY BRUCE &	76551-331	1	12/28/2020	Convenience	1	No	No		
PENNEY BRUCE &	31603-575		7/13/2000	Family	99	No	No		
MALATESTA GERAL	26253-276		4/25/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	86828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2000	565	New Buil	200,000	O				32X36 NEW HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Inspected	CC	Chris C
5/25/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Measured	372	PATRIOT
1/22/2001	Inspected	PM	Peter M
11/3/1999	Vacant Lot	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7669		Sq. Ft.	Site		0	80.	0.85	9									520,056						520,100	

Total AC/HA:	0.17606	Total SF/SM:	7669	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	520,056	Spl Credit		Total:	520,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2000	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.7	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09416246
Const Adj.:	0.99989998
Adj $ / SQ:	142.227
Other Features:	110730
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644523
Depreciation:	10957
Depreciated Total:	633566

COMMENTS

NEW HOUSE, FOUND 7/00.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

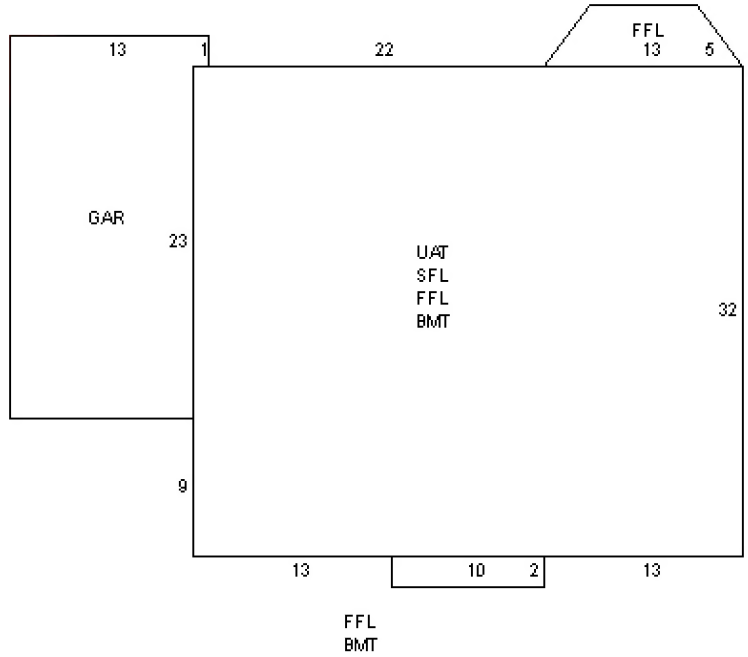
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.09
Special Features:	0	Val/Su Net:	153.56
Final Total:	633600	Val/Su SzAd	268.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,212	142.230	172,379
BMT	Basement	1,172	42.670	50,007
SFL	Second Floor	1,152	142.230	163,845
GAR	Garage	302	23.280	7,029
UAT	Upper Attic	288	99.560	28,673

Net Sketched Area:	4,126			Total:	421,933
Size Ad	2364	Gross Area	4990	FinArea	2652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

135.0-0001-0021.0

IMAGE

AssessPro Patriot Properties, Inc